

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**PUD-116
88 Silver Oaks Court, Frank Berlogar
May 11, 2016**

PROJECT SPECIFIC CONDITIONS OF APPROVAL

Planning Division

1. The PUD development plan shall lapse two years from the effective date of this ordinance unless a tentative or parcel map, as applicable, is approved. If a tentative or parcel map is approved, the PUD development plan approval shall lapse when the parcel map approval expires. If a parcel map is recorded before the parcel map expires, then the PUD development plan approval shall not lapse.
2. The uses of the lots covered in the PUD shall be as follows:
 - A. Uses within the building envelope areas for Lot 1 and Lot 2 shall be subject to the following:
 - 1) Permitted Uses:
 - a) single-family detached housing
 - b) household pets (up to 4 as defined by the Pleasanton Municipal Code)
 - c) accessory structures and uses
 - d) small family day care home in accordance with State Law
 - e) second unit in conformance with the Pleasanton Municipal Code
 - f) adult daycare or nursing home for not more than six patients in accordance with State Law
 - g) exempt home occupation
 - 2) Conditionally Permitted Uses:
 - a) large family day care home in accordance with State Law
 - b) home occupation
 - 3) The above-listed uses shall have the meanings as defined and/or interpreted for uses in the R-1 districts of the Pleasanton Municipal Code. Other uses listed in the R-1 districts of the Pleasanton Municipal Code may be either permitted or conditionally permitted if the Director of Community Development finds that such uses do not conflict with the requirements of the Vineyard Avenue Corridor Specific Plan.
 - B. Uses outside the building envelopes for Lot 1 and Lot 2:
 - 1) Permitted Uses:
 - a) vineyards, orchards, and other row crops for non-commercial purposes
 - b) horticulture for non-commercial purposes
 - c) pump station on Lot 2

- d) the keeping of farm animals, as follows:
 - (i) for lots of at least five acres of open space, one swine per 2.5 acres; maximum of eight animals;
 - (ii) for lots of at least five open space, one large fowl (goose, turkey) per acre; maximum of ten animals
 - (iii) for lots with at least 1.5 acres of open space;
 - fifty small fowl (chickens, duck, Guinea fowl) or rabbits per acre
 - one head of cattle, horse, or donkey per 1.5 cares
 - one sheep or goat per 0.75 care
 - any other farm animal subject to the type and quantity approved by the Planning

C. Uses for the reminder parcel (Berlogar existing home site) shall be those indicated in PUD-05 (Ordinance No. 1832) applicable to the remainder parcel (hillside residential and open space designations).

- 3. The project applicants shall pay any and all fees including Agricultural Mitigation Fee required by the Vineyard Avenue Corridor Specific Plan to which the property may be subject prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.
- 4. No building permits shall be issued prior to City approval and recordation of a Parcel Map.
- 5. The applicant shall create road and utility easements approved by the City Engineer to allow the owners of Lot 1, Lot 2, and the designed remainder parcel to utilize the private road and utilities. The easement language shall be subject to review and approval by the City Attorney's Office prior to recordation of the final parcel map. The easement shall be maintained to the satisfaction of the City Engineer.
- 6. The applicant shall create a maintenance agreement including the maintenance responsibility of the private road, entrance gate, existing pump house, utilities, storm water treatment system, etc. in perpetuity. The maintenance agreement is subject to review and approval by the City Attorney's Office and shall be recorded concurrently with the Final Parcel Map. The Maintenance Agreement shall include exhibits showing the location of all the common private improvements to be maintained. The City shall be granted the rights and remedies of the agreement, but not the obligation, to enforce the maintenance responsibilities of the agreement.
- 7. The recorded deed of sale for both lots covered by this PUD Development Plan approval shall include the following:
 - a. A clause which states that the property is in an area subject to noise, dust, and vibration levels from gravel harvesting and processing and that the City of Pleasanton is not liable for possible damages due to such impacts.³
 - b. The recorded deed of sale shall include a noise/dust vibration easement.
 - c. A disclosure statement shall be provided to prospective purchasers and tenants by lot owners, developers, and future successors in interest providing full disclosure of the potential future mining operations within the Specific Plan Area.

- d. The recorded deed of sale for all lots shall include a disclosure statement indicate in the close proximity of the Vineyard Avenue Corridor Specific Plan area to the Livermore Municipal Airport and of possible impacts to homes due to aircraft overflights.
- e. A disclosure statement describing the planned use and construction of the Old Vineyard Avenue right-of-way for public trail uses.
- f. A disclosure of the future staging area and parking area to be owned and operated by the East Bay Regional Park on a portion of Old Vineyard Avenue right-of-way, and the proposed City Park to be located on the old landfill site on the south side of Vineyard Avenue.
- g. A disclosure stating that the East bay Regional Park District operates Shadow Cliffs Regional Recreation Area, a regional recreation facility, and that the buyer recognizes that the activities that take place in the "Regional Recreation Area" may result in noise, odors, dust, traffic or other conditions that may affect the lots covered by this PUD Development Plan.
- h. A disclosure of the noise, odor, and illumination associated with the operation of the asphalt batch plant on the RMC/Lonestar property.
- i. A disclosure on all lots regarding the underground, 230-kilovolt electrical transmission line.
- j. A statement disclosing the animal husbandry activities, including pig farming, of nearby property owners in the Vineyard Avenue Corridor Specific Plan area.
- k. A statement disclosing the inactive landfill site in the vicinity and potential methane gas emission in the area.

Wording for these clauses and/or disclosures shall be submitted to the City Attorney for review and approval before City Council approval of the first final subdivision map for this development and shall be recorded over the project site by separate instrument.

- 8. The recorded deed of sale shall include the following statement to be signed by the future homeowner(s) stating that:

"You are hereby advised that this property is located near land zoned and/or used for agricultural purposes. Agricultural use is defined as including but not limited to day and night-time activity relating to livestock grazing, the keeping of livestock, the growing and processing of agricultural crops, and any commercial agricultural practices performed as incidental to or in conjunction with such operations. Some of the impacts associated with agricultural use include but are not limited to noise, odor, dust, chemicals, refuse, waste, unsightliness, use of agricultural equipment, and traffic. Permitted agricultural pursuits conducted in accordance with good practice and maintenance are not deemed by the City of Pleasanton to be a nuisance."

The exact language of said disclosures shall be reviewed and approved by the City Attorney before recordation of the final parcel map for the subdivision covered by this approval.

9. The development standards shall be following:

	Lot 1	Lot 2
Lot Size	3.88 acres	14.56 acres
Building Location	Within Building Envelope	
Building Envelope Size	28,941 sq. ft.	21,971 sq. ft.
Maximum Building Area*	7,500 sq. ft.	7,000 sq. ft.
Maximum Building Height**	28 ft. 4 in.	30 ft.

* Maximum Building Area includes all enclosed structures.

** Building height for both lots is measured vertically from the lowest elevation of the building to the highest elevation of the building, excluding chimneys. Lowest elevation of the building is the lowest finished grade adjacent to an exterior wall of the main house.

10. All main and accessory structures for Lot 1 and Lot 2 shall be located within the building envelopes as shown in Exhibit B.
11. Unless otherwise specified in the conditions of approval for the subject PUD, all site development standards shall be those of the R-1-40,000 District.
12. Sport courts shall not be allowed on any lot in the development.
13. No second floor addition is allowed for Lot 1.
14. A site-specific Open Space Management and Wildlife Fire Protection Plan shall be prepared and submitted prior to the City Council review of the proposed PUD development plan. The plan shall address agricultural operations, open space maintenance, and wildlife and vegetation preservation needs. The final plan shall be reviewed and approved by the Director of Community Development and Livermore-Pleasanton Fire Department prior to the approval of Parcel Map.
15. The proposed retaining walls shall be stone-faced, similar to the retaining walls in the Silver Oaks Hillside development. This revision shall be shown on the final landscape plan and is subject to review and approval by the Director of Community Development.
16. The construction plans submitted for issuance of a building permit for the proposed homes shall note building exterior colors and materials. The colors and materials shall be similar to those shown on the homes located at Silver Oaks Court and are subject to review and approval by the Director of Community Development.
17. The project shall meet all requirements of the City's Growth Management Ordinance.
18. The applicant shall obtain all required City permits prior to construction.
19. Only recycled water shall be used on the site during the grading and construction periods, and this specification shall be included on all grading plans and other construction documents.

20. The homes covered by this PUD shall be constructed to allow for future installation of a Photovoltaic (PV) system and solar water heating systems. The project applicant shall comply with the following requirements for making the dwelling photovoltaic-ready and solar-water-heating-ready:
- i) Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's main electrical panels;
 - ii) An area shall be provided near the electrical panel for the installation of an "inverter" required to convert the direct current output from the photovoltaic panels to alternating current;
 - iii) Engineer the roof trusses to handle an additional load as determined by a structural engineer to accommodate the additional weight of a prototypical photovoltaic system beyond that anticipated for roofing;
 - iv) Plumbing shall be installed for solar-water heating; and
 - v) Space shall be provided for solar-heating tank.

These measures shall be shown on the building permit plan set submitted to the Director of Community Development for review and approval before issuance of the first building permit.

21. The project shall comply with the current City and Pleasanton Garbage Service's recycling and composting programs.
22. The State of California's Green Building Standard Code, "CALGreen", shall apply, if applicable.
23. Pre-Construction Bird Survey: If project construction-related activities takes place during the nesting season (February 1 through September 15), prior to issuance of a building or grading permit, preconstruction surveys for nesting passerine birds and raptors (birds of prey) within the project site and the surrounding area of influence shall be conducted by a qualified biologist prior to the commencement of the tree removal or site grading activities. If any bird listed under the Migratory Bird Treaty Act is found to be nesting within the project site or within the area of influence, an adequate protective buffer zone shall be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 75 feet from the project activities for passerine birds, and a minimum of 200 feet for raptors. The distance shall be determined by a qualified biologist based on the site conditions (topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting).

The nest site(s) shall be monitored by a qualified biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), the project can proceed without further regard to the nest site(s).

24. If additional grading is requested, the applicants shall show the scope of the additional grading on the preliminary grading plan. At the discretion of the Director of Community Development, a PUD modification to modify the building pad elevation(s) may be required if it is found that the requested amount of additional grading significantly differs from the approved plan. There is no guarantee that the PUD modification would be approved.
25. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. No construction shall be allowed on State or Federal Holidays. The Director of Community Development may allow earlier “start times” or later “stop times” for specific construction activities, e.g., concrete pouring. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.
26. All trucks hauling soil shall be covered with tarpaulins or other effective covers.
27. Evergreen shrubs shall be planted in front of the retaining walls facing west on both lots as part of the subdivision improvements. Planting details, including species, spacing, quantity, and size shall be shown on the final landscape plan for each lot and is subject to review and approval by the Director of Community Development and City Landscape Architect.
28. A final landscape and irrigation plan for both homes shall be submitted to and approved by the Director of Community Development as part of the building permit plans set prior to issuance of a building permit. Said landscape plan shall be detailed in terms of species, location, size, quantities, and spacing. Plant species shall be of a drought tolerant nature with an irrigation system that maximizes water conservation (e.g., drip system).
29. The project shall comply with the State of California Model Water Efficient Landscape Ordinance and Bay Friendly Basics Landscape Checklist. Prior to issuance of a Building Permit, the applicant shall submit the following documentation to the Planning Division:
 - a. Landscape Documentation Package, which includes date; project applicant/contact information; project address; total landscape area; project type (new, rehabilitated, public, private, cemetery, homeowner-installed); water supply type (potable, recycled, well, greywater, combination of potable/greywater); Water Efficient Landscape Worksheet; Soil Management Report; Landscape Design Plan; Irrigation Design Plan [*if permanent irrigation is proposed*]; Grading Design Plan; and applicant signature/date with the statement that “I agree to comply with the requirements of the Water Efficient Landscape Ordinance.”
 - b. Certificate of Completion.
30. In accordance with the timing requirements below, the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the landscaping has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design concept. A special inspection by the Planning Division shall be coordinated with regards to

landscaping and irrigation. Prior to occupancy, the landscaping shown on the final plan shall be installed and inspected.

31. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan, and include drawings and/or manufacturer's specification sheets showing the size and types of light fixtures proposed for the exterior of the buildings.
32. The electrical plan for the homes shall provide telecommunications infrastructure consistent with state-of-the-art methods (e.g., cabling for DSL, broadband, or wireless service, wiring for total room access, etc.) in effect at the time that building permit(s) are issued. The plan shall be part of the building permit plan set.
33. Water conservation devices such as low-flow faucets, toilets, shower fixtures, etc., shall be installed as part of the project. The water conservation devices shall be stated on the plans submitted for the issuance of a building permit.
34. All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Planning Division.
35. Final inspection of the new homes by Planning Division is required. The applicant/building developer shall submit a final list of the green building measures used in the design of the house covered by this approval to the Planning Division for the review and approval by the Director of Community Development prior to the building permit submittal. The home shall be designed to achieve a "certified rating" of a minimum of 50 total points, achieving at least the minimum points in each category, using BuildItGreen's current GreenPoints rating system. Notwithstanding the foregoing, the State of California's Green Building Standards Code, "CALGreen", as amended, shall also apply.

The green building measures shall be shown on one of the first two pages of the plans submitted for issuance of a building permit. Each point identified shall have a notation indicating the sheet the point can be found, and each sheet shall note where the point is located. All proposed green building measures shall be shown throughout the plan set, as appropriate, as determined by the Director of Community Development.

A special inspection by from the Planning Division shall be coordinated with regards to landscaping, irrigation, and exterior materials. All of the green building measures indicated on the approved checklist shall be inspected and approved by either the City of Pleasanton, or a third party rater, or the applicants shall provide written verification by the project engineer, architect, landscape architect, or designer.

Fire Department

36. The homes covered by this approval shall be equipped with an automatic fire sprinkler system. Plans and specifications for the automatic fire sprinkler system shall be submitted to the Pleasanton Building and Safety Division for review and approval prior to installation. The fire alarm system, including water flow and valve tamper, shall have

plans and specifications submitted to Fire Prevention for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building.

37. The location of the fire hydrant and the detail of the turn-around and pull-out areas for fire trucks shall be reviewed and approved by the Livermore-Pleasanton Fire Department prior to issuance of a building permit.
38. The Fire Chief and the Director of Building Inspection shall approve the number, type, and location of all private fire hydrants.
39. All private streets and driveway aisles designated as fire lanes by the Fire Chief shall be maintained in accordance with Articles 9 and 10 of the Uniform Fire Code which permits towing vehicles illegally parked on the fire lanes. Fire lane curbs shall be painted red with "No Parking, Fire Lane, Tow Away Zone" or "No Parking, Fire Lane, Tow Away Zone" signs shall be installed as required by the Vehicle Code.

Landscaping

40. The applicants shall arrange for the consultant to conduct a field inspection prior to commencing grading to ensure that recommendations concerning the Tree No. 15, a 30-inch diameter valley oak, have been properly implemented. The consultant shall certify in writing that such recommendations have been followed.
41. No trees shall be removed unless approved by the City Landscape Architect. The applicant shall post cash, letter of credit, or other security satisfactory to the Director of Community Development in the amount of \$5,000 for each tree required to be preserved, up to a maximum of \$25,000. This cash bond or security shall be retained for one year following acceptance of public improvements or completion of construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged. No trees shall be removed other than those specifically designated for removal on the approved plans or tree report.
42. No tree trimming or pruning other than that specified in the tree report shall occur. The applicants shall arrange for the horticultural consultant to conduct a field inspection prior to issuance of grading permits to ensure that all recommendations have been properly implemented. The consultant shall certify in writing that such recommendations have been followed.
43. Except as otherwise conditioned or shown on the PUD plans, all trees used in landscaping for future homes shall be a minimum of 15 gallons in size and all shrubs used in the landscaping for the retaining wall and for future home shall be a minimum of 5 gallons.
44. Prior to issuance of a grading or building permit, the applicant shall install a temporary six foot tall chain-link fence (or other fence type acceptable to the Director of Community Development) outside of the existing tree drip lines, as shown on the plans. The fencing shall remain in place until final grading and retaining wall inspections by the Community

Development Department. Removal of such fencing prior to that time may result in a "stop work order."

45. For purposes of erosion control, the applicant/developer shall plant a hydroseed mixture that has been designed by the project Landscape Architect. The hydroseed mixture shall be specified on the building permit plans for review and approval by the Director of Community Development and shall be maintained by the applicant/developer.

Engineering Department

46. Each parcel shall have an independent water and sewer service lateral to the public water and sewer main, respectively.
47. As shown on the PUD plan sheet 3 of 4, the existing 8" sanitary sewer and existing 8" fire service are private. These improvements may be accepted by the City Engineer as public lines if they meet the City of Pleasanton and California Department of Health Services standards, including but not limited to, horizontal separation between the public water main and public sewer main, inspection and testing, maintenance access, material and backfill, etc.
48. If the existing 8" sanitary sewer and existing 8" fire service are accepted as public sanitary sewer and water mains, the developer shall provide documentation acceptable to the City Engineer that shows the private road is adequate to serve City maintenance vehicles or the private road shall be rehabilitated or reconstructed to serve City maintenance vehicles.
49. If the existing water and sewer mains cannot meet the City of Pleasanton and California Department of Health Services standards, separate water and sewer laterals shall be installed at the end of existing public mains to serve the proposed lots.

Building and Safety Division

50. Prior to issuance of a building permit, the applicants shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the applicants shall pay any applicable DSRSD sewer permit fee.

URBAN STORMWATER CONDITIONS OF APPROVAL

51. The project shall comply with the NPDES Permit No. CAS612008 (Order No. R2-2015-0049), dated November 19, 2015, and amendments, issued the by California Regional Water Quality Control Board, San Francisco Bay Region. A copy is available for viewing with the Engineering Department, Development Services Section located at City hall. A digital copy is also available on the State Water Board Website:

http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/index.shtml

The project shall comply with the State Issued Construction General Permit Number 2009-0009 (Effective July 1, 2010) and amendments, as required by the San Francisco

Bay Regional Water Quality Control Board. A digital copy is also available on the State Water Board Website:

http://www.swrcb.ca.gov/water_issues/programs/stormwater/constpermits.shtml

A. Design Requirements

1. NPDES Permit design requirements include, but are not limited to, the following:
 - a. Source control, site design, implementation, and maintenance standards when a regulated project (such as a residential subdivision project) creates and/or replaces 10,000 square feet or more of impervious surface, including roof area, street, and sidewalk.
 - b. Hydromodification standards when a regulated project creates and/or replaces a total impervious area of one acre or more.
 - c. Compliance with a Diazinon pollutant reduction plan (Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.
 - d. Compliance with a Copper Pollutant Reduction Plan and a Mercury Pollutant Reduction Plan.
2. The following requirements shall be incorporated into the project:
 - a. The applicants shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and onsite drainage control measures including bioretention swales. Irrigated bioretention swales shall be designed to maximize stormwater entry at their most upstream point. The grading and drainage plans shall be subject to the review and approval of the City Engineer prior to the issuance of a grading or building permit, whichever is sooner.
 - b. The applicants shall submit to the City Engineer the sizing design criteria and calculations for a hydromodification facility, if required, and for the treatment of stormwater runoff. The design criteria and calculations shall be subject to the review and approval of the City Engineer and shall be submitted prior to the issuance of a grading or building permit, whichever is sooner.
 - c. Building/Structures shall be designed to minimize the occurrence and entry of pests into buildings, thus minimizing the need for pesticides, as determined by the Chief Building Official prior to the issuance of a building permit.

- d. The project's landscape and irrigation plans shall be designed to: (1) minimize the use of fertilizers and pesticides that can contribute to stormwater pollution; and (2) promote surface infiltration. Prior to the installation of project landscaping and irrigation, the project landscape architect shall submit a landscaping and irrigation plan to the City Engineer for review and approval and submit written verification stating the project incorporates the following:
 - i. Plants tolerant of saturated soil conditions and prolonged exposure to water in areas that provide detention of water.
 - ii. Plants and soil amendments appropriate to site specific characteristics such as topography and climate.
 - iii. Landscaping and irrigation consistent with Bay-Friendly Landscaping.
 - iv. Water conservation techniques to promote surface infiltration.
- e. All paved outdoor storage areas shall be designed to minimize pollutant runoff. Bulk materials stored outdoors that may contribute to the pollution of stormwater runoff must be covered as deemed appropriate by the City Engineer/Chief Building Official.
- f. All metal roofs, gutters, and downspouts shall be finished with rust-inhibitive finish/paint as determined by the Chief Building Official.
- g. All projects using architectural copper roofing, gutters, downspouts, etc., shall utilize the following Best Management Practices for use and maintenance:

B. Construction Requirements

The Construction General Permit's construction requirements include, but are not limited to, the following:

Construction activities (including other land-disturbing activities) that disturb one acre or more (including smaller sites that are part of a larger common plan of development) are regulated under the NPDES stormwater program. Operators of regulated construction sites are required to develop and implement a Stormwater Pollution Prevention Plan (SWPPP) and to obtain a Construction General Permit Notice of Intent (NOI) from the State Water Resources Control Board to discharge stormwater:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/finalconstrpermit.pdf

Stormwater

1. The applicants shall submit a Stormwater Pollution Prevention Plan (SWPPP) to the City Engineer/Chief Building Official for review and approval prior to the issuance of a grading or building permit, whichever is sooner. A copy of the approved SWPPP, including all approved amendments, shall be available at the

project site for City review until all engineering and building work is complete and City permits have been finalized. A site specific SWPPP must be combined with proper and timely installation of the BMPs, thorough and frequent inspections, maintenance, and documentations. SWPPP for projects shall be kept up to date with the projects' progress. Failure to comply with the most updated construction SWPPP may result in the issuance of correction notices, citations, and/ or stop work orders.

2. The amendments to the SWPPP and all the inspection forms shall be completed and available at the site for inspection by the city, county or state staff.
3. The applicants are responsible for implementing the following Best Management Practices (BMPs). These, as well as any other applicable measures, shall be included in the SWPPP and implemented as approved by City.
 - a) The applicants shall include erosion control/stormwater quality measures on the project grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the public storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and shall be subject to the review and approval of the City Engineer/Chief Building Official. If no grading plan is required, necessary erosion control/stormwater quality measures shall be shown on the site plan submitted for a building permit, and shall be subject to the review and approval of the Building and Safety Division. The applicants are responsible for ensuring that the contractor is aware of and implements such measures.
 - b) All cut and fill slopes shall be revegetated and stabilized after completion of grading, but in no case later than October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the vegetated areas are established before October 15. No grading shall occur between October 15 and April 15 unless approved erosion control/stormwater quality measures are in place, subject to the approval of City Engineer/Chief Building Official. Such measures shall be maintained until such time as permanent landscaping is in place.
 - c) Gather all sorted construction debris on a regular basis and place in the appropriate container for recycling; to be emptied at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater runoff pollution.
 - d) Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked on mud and dirt from these areas before sweeping.
 - e) Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.

- f) Create a contained and covered area on the site for the storage of cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system by being windblown or by being spilled.
- g) Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.
- h) Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into a street, gutter, or storm drain.
- i) Equipment fueling area (if used at the construction site): use a designated area away from the storm drainage facility; use secondary containment and spill rags when fueling; discourage “topping off” of fuel tanks; place a stockpile of absorbent material where it will be readily accessible; check vehicles and equipment regularly for leaking oils and fuels; and dispose of rags and absorbent materials promptly and properly. Use of an off-site fueling station is strongly encouraged.
- j) Concrete wash area: (1) locate wash out area away from storm drains and open ditches; (2) construct a temporary pit large enough to store the liquid and solid waste; (3) clean the pit by allowing concrete to set; (4) break up the concrete; and then (5) recycle or dispose of properly.
- k) Equipment and vehicle maintenance area: Use off-site repair shop as much as possible. For on-site maintenance, use designated areas away from the storm drainage facility. Always use secondary containment and keep stockpile of cleanup materials nearby. Regularly inspect vehicles and equipment for leaks and repair quickly or remove from the project site. Train employees on spill cleanup procedures.

C. Operation and Maintenance Requirements

The Permit’s operation and maintenance requirements include but are not limited to the following: The operation and maintenance of treatment measures including but not limited to bio-swales, lawns, landscaped areas with deep-rooted plants, oil/water separator, filterra units, etc., requires completing, signing and recording an agreement with Alameda County recorder’s office in a format approved by the State and Alameda County.

1. All projects, unless otherwise determined by the City Engineer or Chief Building Official, shall enter into a recorded Stormwater Treatment Measures Inspection and Maintenance Agreement for ongoing maintenance and reporting of required stormwater measures. These measures may include, but are not limited to:
 - a) A mechanism shall be created, such as a property owners’ association, to be responsible for maintaining all private streets, private utilities and other privately owned common areas and facilities on the site including stormwater treatment measures. These maintenance responsibilities shall include implementing the maintenance plan, which is attached to the Stormwater Treatment Measures

Inspection and Maintenance Agreement. This document shall be reviewed by the City Attorney's Office and recorded with the final map.

- b) On-site storm drain inlets clearly marked and maintained with the words "No Dumping – Drains to Bay."
 - c) Proper maintenance of landscaping, with minimal pesticide and fertilizer use.
 - d) Ensure wastewater from vehicle and equipment washing operations is not discharged to the storm drain system.
 - e) Ensure that no person shall dispose of, nor permit the disposal, directly or indirectly, of vehicle fluids, hazardous materials or rinse water from cleaning tools, equipment or parts into storm drains.
 - f) Clean all on-site storm drains at least twice a year with one cleaning immediately prior to the rainy season. The City may require additional cleanings.
 - g) Regularly but not less than once a month, sweep driveways, sidewalks and paved areas to minimize the accumulation of litter and debris. Corners and hard to reach areas shall be swept manually. Debris from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wastewater containing any soap, cleaning agent or degreaser shall not be discharged into the storm drain.
 - h) Vegetated swales with grasses shall be mowed and clippings removed on a regular basis.
2. A regular program of inspecting vehicles for leaks and spills, and of sweeping/vacuuming, litter control, and spill cleanup shall be implemented. Such program shall be submitted to the Director of Community Development for review and approval prior to issuance of building permits.

STANDARD CONDITIONS OF APPROVAL

Community Development Department

52. The project applicants shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of Community Development. The cash bond will be retained by the City until all the permanent landscaping is installed for the development, including individual lots, unless otherwise approved by the department.
53. If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work must stop within 20 meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State CEQA Guidelines. In the event of discovery or recognition of any human remains in any on-site location, there shall be no further excavation or disturbance of the site or any

nearby area reasonably suspected to overlie adjacent remains until the County coroner has determined, in accordance with any law concerning investigation of the circumstances, the manner and cause of death and has made recommendations concerning treatment and dispositions of the human remains to the person responsible for the excavation, or to his/her authorized representative. A similar note shall appear on the improvement plans.

54. The applicants shall submit a written dust control plan or procedure as part of the improvement plans.

Planning Division

55. The PUD development plan covered by this approval shall be in substantial conformance to the development plans, Exhibit B, dated "Received April 21, 2016," on file with the Planning Division, except as modified by these conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance to the approved exhibits.
56. To the extent permitted by law, the project applicants shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for attorneys fees), action, or proceeding brought by a third party against the indemnified parties and the project applicants to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
57. The applicants shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project's long term effect on school facility needs in Pleasanton in addition to the school impact fees required by State law. This program shall be designed to fund school facilities necessary to offset this project's reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by Applicant to the City, on a form generated by the PUSD, prior to building permit issuance.
58. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed inside or outside the homes.
59. All conditions of approval shall be attached to all permit plan sets submitted for review and approval, whether stapled to the plans or located on a separate plan sheet.
60. Planning Division approval is required before any changes are implemented in site design, grading, house design, house colors or materials, green building measures, landscape material, etc.

61. The developer and future homeowners are encouraged to use reclaimed gray water, rain water, etc., for landscape irrigation. If used, the details shall be shown on the permit plan set to the satisfaction of the Director of Community Development before issuance of a building permit.
62. The developer and future homeowners are encouraged to use best management practices for the use of pesticides and herbicides.
63. Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard.
64. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
65. Portable toilets used during construction shall be kept as far as possible from existing residences and shall be emptied on a regular basis as necessary to prevent odor.
66. All HVAC condensing units shall be shown on the plans and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.
67. The project applicant must provide to the Director of Community Development a building height certification performed by a licensed land surveyor or civil engineer. Said certification must allow for the installation of finished roof materials and must meet the approved building height.

Engineering Department

68. A "Conditions of Approval" checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
69. The project developer shall comply with the recommendations of the project's geotechnical consultant. The project developer's geotechnical consultant shall review and approve all foundation, retaining wall, and drainage geotechnical aspects of the final development plans to ensure that the recommendations have been properly incorporated into the development. The consultant shall certify by writing on the plans or as otherwise acceptable to the City Engineer that the final development plan is in conformance with the geotechnical report approved with the project.
70. The project developer shall arrange and pay for the geotechnical consultant to inspect and approve all foundation, retaining, and wall and drainage geotechnical aspects of project construction. The consultant shall be present on site during grading and excavation operations. The results of the inspections and the as-built conditions of the project shall be certified in writing by the geotechnical consultant for conformance to the approved plans and geotechnical report and submitted to the City Engineer for review and approval prior to occupancy.
71. Storm water shall not flow from one lot to the other unless a storm drain easement created. The property line between lots shall be located a minimum of two feet from the uphill side of the top of the bank.

72. The in-lieu park dedication fees shall be paid to the City prior to approval of the parcel map, at the rate then in effect, for the total number of new residential units to be constructed, unless this requirement has been otherwise satisfied.
73. The applicants shall submit a final grading and drainage plan prepared by a licensed civil engineer including all supporting information and design criteria (including but not limited to any peer review comments), all final grades and drainage control measures, including concrete-lined V-ditches, to protect all cut and fill slopes from surface water overflow, etc., shall be submitted as part of the improvement plans. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of a grading permit by Engineering Division.
74. All existing drainage swales that are filled shall have sub drains installed unless otherwise approved by the City Engineer and the developer's soils engineer. All sub drains shall have tracer wire along entire length of the sub drains and cleanouts installed with metal cap at the beginning of the pipe and at locations needed for maintenance. The end of the pipe shall terminate in a storm drain or other storm drain outfall, subject to the approval of the City Engineer. The applicants' engineer shall submit a final sub drain location map to the City Engineer prior to acceptance of the public improvements and/or project. It shall be the responsibility of the property owner to relocate a sub drain, if during the excavation of a pool or other subsurface structure, a sub drain is encountered. All property owners within the subdivision shall receive notice of the presence of these sub drains. The City Attorney shall approve said notice.
75. A water meter shall be provided to each lot of record within the development unless otherwise approved by the City Engineer.
76. A sanitary sewer lateral with two-way cleanout (located at the back of the sidewalk or curb, whichever is applicable) shall be provided to each lot of record within the development unless otherwise approved by the City Engineer.
77. A stub for each dry utility (electric power, gas, communication service, Cable television, street lights and any required alarm systems) shall be provided to each lot of record within the development unless otherwise approved by the City Engineer.
78. All dry utilities (electric power distribution, gas distribution, communication service, Cable television, street lights and any required alarm systems) required to serve existing or new development shall be installed in conduit, underground in a joint utility trench unless otherwise specifically approved by the City Engineer.
79. All existing septic tanks or holding tanks, if any shall be properly abandoned, pursuant to the requirements of the Alameda County Department of Health Services prior to the start of grading operations, unless specifically approved by the City Engineer.
80. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve new developments on the project.

81. The encroachment permit for haul route for all materials and equipment to and from this development shall be approved by the City Engineer prior to the issuance of any permit by City Building Division or Engineering Division.
82. Any damage to existing street improvements during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the applicants/subdivider. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.
83. The project applicants and/or the project applicants' contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.
84. The project applicants shall include erosion control measures on the final grading plan, subject to the approval of the City Engineer. The project applicants are responsible for ensuring that the contractor is aware of such measures. All cut and fill slopes shall be revegetated and stabilized as soon as possible after completion of grading, in no case later than October 15. No grading shall occur between October 15 and April 15 unless approved erosion control measures are in place, subject to the approval of the City Engineer. Such measures shall be maintained until such time as a permanent landscaping is in place.
85. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.
86. The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and drainage control measures, including concrete-lined V-ditches, to protect all cut and fill slopes from surface water overflow. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of a subdivision grading permit.
87. Storm drainage swales, gutters, inlets, outfalls, and channels not within the area of a dedicated public street or public service easement approved by the City Engineer shall be privately maintained by the property owners or through an association approved by the City.
88. All existing drainage swales that are filled shall have subdrains installed unless otherwise approved by the City Engineer and the developer's soils engineer. All subdrains shall have cleanouts installed at the beginning of the pipe. The end of the pipe shall terminate in a storm drain or other storm drain outfall, subject to the approval of the City Engineer. The applicant's engineer shall submit a final subdrain location map to the City Engineer prior to acceptance of the public improvements. It shall be the responsibility of the homeowner to relocate a subdrain, if during the excavation of a pool or other subsurface structure, a subdrain is encountered. All owners within the subdivision shall receive notice of the presence of these subdrains. The City Attorney shall approve said notice.
89. The minimum grade for the gutter flowline shall be set at one percent where practical, but not less than .75 percent unless otherwise approved by the City Engineer.

90. The improvement plans for this development shall contain signage and striping plans that are subject to the approval of the City Traffic Engineer.
91. The curb and gutter along the street shall have a subdrain installed at either the back of the curb or lip of gutter at the discretion of the City Engineer. This detail shall be shown on the improvement plans. Said drains shall be connected to the storm drain system or drained by other means acceptable to the City Engineer.
92. The property owner/developer shall deposit a bond with the City to ensure completion of any required improvements. This bond shall be in a standard form approved by the City Attorney and shall be in an amount satisfactory to the City Engineer. The City Engineer may waive this requirement if the required improvements have been satisfactorily installed prior to approval of the map.

Building and Safety Division

93. Prior to issuance of building or demolition permits, the applicants shall submit a waste management plan to the Building and Safety Division. The plan shall include the estimated composition and quantities of waste to be generated and how the applicants intends to recycle at least seventy-five percent (75%) of the total job site construction and demolition waste measured by weight or volume. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of a final building permit. During demolition and construction, the applicants shall mark all trash disposal bins "trash materials only" and all recycling bins "recycling materials only." The applicants shall contact Pleasanton Garbage Service for the disposal of all waste from the site.
94. All retaining walls higher than four feet from the top of the wall to the bottom of the footway shall be constructed of reinforced concrete, masonry, or other material as approved by the Director of Community Development, or shall be an approved crib wall type. Calculations signed by a registered civil engineer shall accompany the wall plans.
95. At the time of building permit plan submittal, the project applicants shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures to prevent stormwater runoff onto adjoining properties.

Fire Department

96. The applicants shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
97. Prior to any construction framing, the project applicants shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.
98. Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.

99. Prior to any construction framing, the applicants shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.
100. The following items will be provided prior to any construction above the foundation or slab. NOTE: Periodic inspections will be made for compliance.
 - a. Emergency vehicle access will be required to be provided to the site (tract), including the area where construction is occurring.
 - b. Emergency vehicle access shall be a minimum of 20 feet in clear width. A clear height free of obstructions (power, cable, telephone lines, tree limbs, etc.) is required. This clearance shall be a minimum of 13 feet-6 inches. Inside turning radius of 45 feet and outside turning radius of 55 feet shall be provided.
 - c. The carrying capacity of the access route(s) shall be 69,000 pounds under all weather conditions.
 - d. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
 - e. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.

CODE REQUIREMENTS

Applicants/Developers are responsible for complying with all applicable Federal, State and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.

Building and Safety Division

101. The project applicants shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton. These plans shall be approved by the Chief Building and Safety Official prior to the issuance of a building permit. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.
102. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.

Fire Department

103. All construction shall conform to the requirements of the California Fire Code currently in effect, City of Pleasanton Building and Safety Division and City of Pleasanton Ordinance 2015. All required permits shall be obtained.
104. Automatic fire sprinklers shall be installed in all occupancies in accordance with City of Pleasanton Ordinance 2015. Installations shall conform to NFPA Pamphlet 13 for

commercial occupancies NFPA 13D for residential occupancies and NFPA 13R for multifamily residential occupancies.

105. Fire alarm system shall be provided and installed in accordance with the CFC currently in effect, the City of Pleasanton Ordinance 2015 and 2002 NFPA 72 - National Fire Alarm Code. Notification appliances and manual fire alarm boxes shall be provided in all areas consistent with the definition of a notification zone (notification zones coincide with the smoke and fire zones of a building). Shop drawings shall be submitted for permit issuance in compliance with the CFC currently in effect.
106. All buildings undergoing construction, alteration or demolition shall comply with Chapter 14 (California Fire Code currently in effect) pertaining to the use of any hazardous materials, flame-producing devices, asphalt/tar kettles, etc.
107. The buildings covered by this approval shall conform to the requirements of the California Building Code currently in effect, the California Fire Code currently in effect and the City of Pleasanton Ordinance 2015. If required plans and specifications for the automatic fire sprinkler system shall be submitted to the Livermore-Pleasanton Fire Department for review and approval prior to installation. The fire alarm system, including water flow and valve tamper, shall have plans and specifications submitted to Fire Prevention for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s).

<END>



EXHIBIT C

PUD-84

MEMORANDUM

Date: October 3, 2005
To: Chair Maas and Planning Commissioners
From: Donna Decker, Principal Planner, and Lynn Tracy Nerland, Assistant City Attorney
Subject: PUD-32 (Sarich)

Two questions were raised at the Planning Commission meeting on September 28, 2005 during the workshop on PUD-32 (Sarich), for which staff provides the following responses.

Height of Structures

The Pleasanton Municipal Code provides maximum heights for various zoning districts in Chapter 18.84. In addition, an exception is provided to the height limitations through the design review approval process for "towers, spires, cupolas, chimneys, penthouses, water tanks, fire towers, flagpoles, monuments, scenery lofts, and similar structures; residential radio and television aerials and antennas; receive only antennas; and necessary mechanical equipment appurtenances" if these appurtenances: 1) cover not more than ten percent (10%) of the ground area covered by the structure; and 2) have a height of not more than sixty five feet (65') or not more than twenty five feet (25') above the height limit prescribed by the regulations for the district in which the structure is located, whichever is less.

However, a specific plan may prescribe further height regulations for a designated area. The Vineyard Avenue Specific Plan states that the building height is measured vertically from the lowest elevation of the building to the highest elevation of the building, excluding chimneys. (footnote 6 on page 25) Hillside Residential structures are limited to 30 feet, except buildings on sites with existing elevations exceeding 540 feet are limited to 25 feet and one story. (footnote 7 on page 25)

Through the PUD zoning process for a site in the Vineyard Avenue Specific Plan area, specific height limitations are to be addressed, as opposed to relying simply on the general height limitations for standard zoning districts. As noted on page 23 of the Specific Plan: "the site development standards (lot size and dimensions, building setbacks, building height, and accessory structures) shall be applied through the City's PUD development plan approval process and may vary for unusual site conditions as long as any new standards are consistent with the intent of the Specific Plan." (emphasis in original to contrast with land use standards which are to be applied without variance) As to the intent of the Specific Plan, the description of the land use designation of "hillside residential" provides that the "purpose of this designation is to allow for a clustering of homes in well-defined areas of the hills in order to preserve significant natural features such as ridgelines, hilltops, oak woodland, creeks, and steep slopes. Open space land surrounding the HR district is to be permanently preserved." (page 19 of the Specific Plan)

Development Area ("The Dot Question")

There was quite a bit of discussion at the Planning Commission meeting regarding the significance of the "dots" shown on Figure IV-2 of the Vineyard Avenue Specific Plan (page 20). The Planning Commission asked staff to provide an interpretation of the significance of the location of these dots.

The dots show the number of planned residential units with an asterisk for an existing home. Where more than one unit is planned, the dots take on an irregular shape presumably signifying the general location for the units. These "dots" or "blobs," as the case may be, do not appear to be randomly placed. However, Figure IV-2 does not have the precision of topographic contours or other descriptive features that would specify an exact location. Again, as noted on page 23 of the Specific Plan, there was some flexibility built into the Specific Plan to allow specific site development standards to be looked at through the City's PUD process and varied "for unusual site conditions as long as any new standards are consistent with the intent of the Specific Plan."

At the Commission meeting, Commissioner Fox asked about the prior interpretation of the pedestrian access "dots" on Figure V-2 in the North Sycamore Specific Plan. In that Plan, three dots and an arrow were shown as pedestrian access connecting San Carlos Way to Sycamore Terrace. The new property owner objected to this pedestrian access along his property. At a City Council meeting on March 15, 2005, the Council reiterated its support for the pedestrian access in this location.

C: Jerry Iserson, Director of Planning and Community Development

THE CITY OF



PLEASANTON

MEMORANDUM

Date: October 23, 2006

To: Chair Fox and Members of the Planning Commission

From: Jerry Iserson, Director of Planning and Community Development *JIS*

Subject: PUD-32, Sarich Workshop

As the Commission is aware, this project has raised a number of issues which the Planning Commission discussed at the previous workshop held on September 28, 2005. One of these items was the status of the project with respect to the Vineyard Avenue Corridor Specific Plan, specifically, how precise the house locations were meant to be as represented by the "blobs" or dots on the Specific Plan Land Use Map. Staff made the argument, and at least some of the Planning Commissioners agreed, that typically these types of dots shown on specific plans are somewhat general in terms of location, and that specific plans allow for some degree of flexibility as to the precise building or road locations shown on specific plan land use maps.

However, staff has since consulted with Wayne Rasmussen, former Principal Planner and project planner for the Specific Plan. Wayne stated his belief that, due to the environmental constraints in the Hillside Residential areas, the house locations were meant to be fairly precise as represented by the "blobs". Furthermore, with the consideration of the Reznick PUD, the Commission and Council approved house locations which varied from the locations represented by the "blobs" on the Specific Plan Land Use map by finding that the new locations would result in an environmentally superior plan. Staff believes that these new considerations should be noted.

Staff believes that this project could still be processed as a PUD with no Specific Plan amendment if the Commission were to make the finding that the proposed house location would result in an environmentally superior plan than that shown on the Specific Plan. There may be valid reasons for doing so, since locating the home elsewhere on the site may result in other environmental issues. Alternatively, the Commission could decide that a Specific Plan amendment is not necessary based on the point that the "blob" locations are meant to be general and applied with flexibility, and that consideration of the proposed house at this location would be based on project design issues, such as building height, grading, visibility, house size, tree removal, screening, etc.



CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, ALAMEDA

ORDINANCE NO. 1832

AN ORDINANCE APPROVING THE APPLICATION OF CENTEX HOMES FOR PUD DEVELOPMENT PLAN APPROVAL AS FILED UNDER CASE PUD-05

WHEREAS, Centex Homes has applied for PUD development plan approval to allow: the construction of 19 single-family, detached homes within a 14.9-acre "low density residential" portion of the site; up to four second units constructed above detached garages on one model; relocation of the caretaker unit to the "open space" designated area of the Berlogar lot; and creation of the "hillside residential" regulations for the Chrisman and Berlogar existing home sites located at 1944 and 2190 Vineyard Avenue; and

WHEREAS, zoning for the property is PUD District; and

WHEREAS, this action is covered by the Environmental Impact Report prepared for the Vineyard Avenue Corridor Specific Plan; and

WHEREAS, at its meeting of May 9, 2001, the Planning Commission recommended approval of the proposed project; and

WHEREAS, a duly noticed public hearing was held on June 5, 2001; and

WHEREAS, the City Council finds that the PUD development plan meets all applicable requirements of the Pleasanton Municipal Code, the Vineyard Corridor Specific Plan, and the General Plan.

THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1: Approves Case PUD-05, the application of Centex Homes for PUD development plan approval to allow the construction of 19 single-family, detached homes within a 14.9-acre "low density residential" portion of the site; up to four second units constructed above detached garages on one model; relocation of the caretaker unit to the "open space" designated area of the Berlogar lot; and creation of the "hillside residential" regulations for the Chrisman and Berlogar existing home sites located at 1944 and 2190 Vineyard Avenue, subject to the conditions shown on "Exhibit B," attached hereto and by this reference incorporated herein.

Section 2: A summary of this ordinance shall be published once within fifteen (15) days after its adoption in "The Tri-Valley Herald," a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's office within fifteen (15) days after its adoption.

Section 3: This ordinance shall be effective thirty (30) days after the date of its final passage and adoption.

INTRODUCED at a regular meeting of the City Council of City of Pleasanton on June 5, 2001,

ADOPTED at a regular meeting of the City Council of City of Pleasanton on June 19, 2001 by the following vote:

AYES:	Councilmembers – Ayala, Campbell, Dennis, Michelotti, and Mayor Pico
NOES:	None
ABSENT:	None
ABSTAIN:	None

Tom Pico

TOM PICO, MAYOR

ATTEST:

Marsha B. Schmeigel
for Peggy L. Ezidro, City Clerk

APPROVED AS TO FORM:

Michael H. Roush

Michael H. Roush, City Attorney

Exhibit "B"
Conditions of Approval for PUD-5, Centex Homes' Apperson Ridge
City Council
June 5, 2001

Development Plan Approval

1. The development plan shall be as shown on the "Apperson Ridge, PUD-5 Submittal," dated "Received, May 4, 2001" and other exhibits listed below, collectively described as Exhibit "A," except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Planning Director if found to be in substantial conformance to this development plan.
 - a. Conceptual Street Scene
 - b. Sheet 1, Preliminary Development Plan, Apperson Ridge
 - c. Sheet 1, PUD and Preliminary Grading Plan
 - d. Sheet 1, Trail Exhibit for Lot 22
 - e. Sheet 1, Caretaker Home Relocation – Utility and Development Area Exhibit – Berlogar Property
 - f. Sheet 1, Chrisman Property Exhibit for Utilities, Fire Access, and Development Area
 - g. Sheet L.1, Apperson Ridge, Street Tree Plan
 - h. Sheet L.2, Apperson Ridge, Model Home, Lot 16 and Section "A"
 - i. Sheet L.3, Fence and Wall Details
 - j. Sheet L.4, Planting Details
 - k. Sheet T.1, Apperson Ridge, Tree Replacement Plan
 - l. Exhibit a, Apperson Ridge, HOA Landscape Management Plan
 - m. Vineyard Corridor Lots 19, 21, 22, and 23 – Tree Removal and Replacement Plan Table, updated April 19, 2001
 - n. Apperson Ridge (LDR) Architectural Building/Floor Plans and Elevations, dated July 28, 2000.
 - o. Centex Homes Green Building Proposal, updated March 9, 2001
 - p. Excerpt from the October 26, 2000 Letter from Turnbull Griffin & Haesloop Architects with Recommendations for Apperson Ridge, Vineyard Avenue (PUD-05)
 - q. Color and Materials Board, dated July 31, 2000

Uses

2. The uses of the various parcels within the project shall be as follows:
 - a. The LDR-designated portion of the project (Lots 1-19) shall be subject to the following uses:
 - (1) Permitted Uses:
 - (a) single-family detached housing
 - (b) household pets
 - (c) accessory structures and uses
 - (d) small family day care home
 - (2) Conditional Uses:
 - (a) nursing home for not more than six patients
 - (b) home occupation
 - (c) large-family day care home
 - (d) second unit
 - (3) The above-listed uses shall have the meaning as defined and/or interpreted for uses in the R-1 districts of the Pleasanton Municipal Code. Other uses listed in the R-1 districts of the Pleasanton Municipal Code may be either permitted or conditionally permitted if the Planning Director finds that such uses do not conflict with the requirements of the Vineyard Avenue Corridor Specific Plan.
 - b. The "designated development areas" of the Chrisman and Berlogar remainder parcels shall be classified "Hillside Residential" and shall be subject to the following uses:
 - (1) All those permitted and conditional uses of the LDR-designated lots as shown in subsection (a) above.
 - (2) All those permitted and conditional uses of the "Open Space" areas as shown in subdivision (c) below when a lot includes both open space and hillside residential designations.
 - c. The "Open Space" designation shall apply to all parts of the Berlogar and Chrisman remainder parcels which are not designated "Hillside Residential" and shall be subject to the following uses:
 - (1) Permitted Uses:
 - (a) livestock grazing
 - (b) vineyards, orchards, and other row crops
 - (c) horticulture
 - (d) the keeping of animals, as follows:

- (i) for lots of at least five acres of open space, one swine per 2.5 acres; maximum of eight animals
 - (ii) for lots of at least five acres of open space, one large fowl (goose, turkey) per acre; maximum of ten animals
 - (iii) for lots with at least 1.5 acres of open space,
 - fifty small fowl (chickens, duck, Guinea fowl) or rabbits per acre;
 - one head of cattle, horse, or donkey per 1.5 acres;
 - one sheep or goat per 0.75 acre;
 - any other farm animal subject to the type and quantity approved by the Planning Commission
- (2) Conditional Uses:
- (a) winery and wine-tasting facility
 - (b) stable, pen, or similar facility for the keeping of farm animals by community agricultural clubs
- (3) Notwithstanding the above, the Berlogar remainder parcel shall be allowed one head of cattle and/or horse per 1.5 acres or 20 head, whichever is greater; the Chrisman remainder parcel shall be allowed one head of cattle and/or horse per 1.5 acres or 15 head, whichever is greater.
- d. Until such time as subdivision construction begins on the property, agricultural uses as specified in Section IV.C.(1)(a)(1h and i) of the Vineyard Avenue Corridor Specific Plan shall be allowed on LDR-designated sites.

Development Standards

3. Development standards for the LDR lots shall be as follows:
- a. Specific regulations governing this PUD are as follows:

Standard	LDR
Front yard	30 feet
Side yard	15 feet
Street side yard	20 feet
Rear yard	30 feet
Primary building height	30 feet

Where the PUD development plan specifies a setback less than that shown above, the development plan setback is allowed; however, any future addition or accessory structure shall meet the above-listed standard.

- b. Unless otherwise specified in subsection (a) above, all site development standards shall be those of the R-1-10,000 District.
 - c. Building height shall be measured from the lowest elevation of the structure to the highest elevation of the structure. Exceptions for chimneys and similar roof features shall be those of the R-1-10,000 District.
 - d. Trellis-covered arbors and/or porches up to a height of fifteen feet (15' 0") supporting photovoltaic panels shall be exempt from the City's Administrative Design Review procedures. Design review at the Planning staff level and building/electrical permits shall be required.
 - e. Lots 1-5, 11-16, and 19 shall have single-story homes. No second story additions shall be allowed on these lots.
 - f. No accessory structure and no re-grading shall occur within the natural slope portion of Lot 17 located southerly of the house.
 - g. No accessory structure, play equipment, or other above-ground facility shall be placed on, and no re-grading shall occur on, the sloping portion of the rear yards of Lots 1-5; this areas shall be maintained as landscaped open space consistent with the landscape plan.
4. Development standards for the Hillside Residential/Open Space Lots shall be as follows:
- a. Site development standards shall be those of the R-1-40,000 district for structures within the "designated development area." For the open space portions of the lot, the site development standards shall be those of the A district. Setbacks for both shall be measured from actual lot lines, not the "designated development area" boundary.
 - b. New structures within the hillside residential areas shall be limited to 25-foot high, single-story units and should be sited to be screened from off-site views.
 - c. The standard City design review process shall be followed for structures/improvements, following those of the R-1-40,000 District for hillside residential area structures/improvements and those of the A District for those in open space designated areas.

Specific Development Plan Modifications

5. The development plan shall be modified as follows:

a. **Lot Layout**

The following modifications shall be shown on the tentative map for City review and approval:

- (1) Eliminate the "bulb" at Lot 11 and move this house as close to the reconfigured "A" Street as feasible.
- (2) Modify Lot 5 by grading it to an approximately 458-foot pad grade, lengthen the lot (to about the 445-foot contour), and reconfigure the "J" ditch to drain from a high point at a point midway behind Lot 4 to "A" Street to the north at about the 445-foot elevation. Lot 5 should be graded to drain to "A" Street at its northeast corner.
- (3) Place the area generally between the 420-foot contour and "B" Street into a separate, HOA-owned parcel. This is to be landscaped as a wildlife corridor and overland storm drainage release corridor.
- (4) Create separate parcels for HOA-maintained areas behind Lots 11-16, 6-10, and along Lot 6 and the southerly side of "A" Street southerly of Lot 6. This area shall be sufficient to serve both as a tree-planted open space buffer and fire management buffer. Final determination of the width of these buffer areas shall be subject to review and approval by the Planning Division prior to approval of the final map.
- (5) Incorporate a flat, minimum five-foot wide shoulder along the loop street between the Vineyard trail and Lot 6 which can accommodate horse traffic.
- (6) Include as street right-of-way the area between the loop street and the Brozosky property line from the Vineyard trail upslope for about 100 feet.

b. **Street Configurations**

The following modifications shall be shown on the tentative map for City review and approval:

- (1) Eliminate the large "bulb" at the Lot 11 curve of the loop road; some widening for turning purposes is allowed.
- (2) The Chrisman private road shall include either widening or turn-outs, as deemed necessary by the Planning Director after consultation with the Fire Department, from the end of the new road to the house.

- (3) The Berlogar private road, including the caretaker's unit driveway, shall be widened to allow intermittent turn-outs where feasible, as deemed necessary by the Planning Director after consultation with the Fire Department. A satisfactory turn-around shall be included at the end of the road. The intersection of the caretaker driveway and Berlogar driveway shall be modified to improve sight distance and maneuverability. This entire roadway shall be paved and may be extended along the dirt road to the "flat" located beyond the caretaker's unit site.
- (4) The road serving Lot 17 shall be graded/paved across its frontage, with the final slope to be determined in conjunction with the final map.
- (5) The loop road ("A" Street) in front of Lots 12-16 and southerly of Lots 1 and 6 shall be 28 feet wide, curb-to-curb, with parking on one side only.
- (6) "B" Street shall be widened to 28 feet, curb-to-curb, with parking allowed on only one side, and shall be a City street (not a private street).
- (7) There shall be a "hammerhead" turnaround at the end of "B" Street satisfactory to provide fire truck turnarounds; a gate shall be allowed on the Berlogar remainder parcel access road at a location which does not interfere with this turnaround.
- (8) "A" Street shall have a monolithic sidewalk, built to City standards along its westerly side for its full length. If feasible, rolled curbs shall be used in conjunction with this sidewalk.

c. Preliminary Grading Plan

- (1) Lot 5 shall have a pad height of approximately 458 feet and shall be graded to drain to its northeast corner. (The house proposed on this lot may be reconfigured to provide garage access from the "side street" along its northerly border.)
- (2) Lot 17 shall be filled to a height which equals the oak tree trunk-ground elevation along the rear of the lot; the retaining wall shown to protect the tree's root system may be retained if recommended by the arborist.
- (3) A swale shall be installed between Lot 16's new boundary and the private road, using 3:1 side slopes; this swale shall incorporate an overflow drain connecting the creek near the headwall area under the new Berlogar driveway to the swale. The swale at the creek should be low enough to prevent flooding of the Berlogar driveway (about elevation 415 feet)

in the event the storm drain capacity is exceeded or is reduced due to blockage.

- (4) "J ditches" shall be installed as determined necessary by the City Engineer; these shall generally be located at the locations shown at the rear property lines of Lots 1-5 and above the rear property lines of Lots 6-10. Additional "J-ditches" shall be installed as recommended by the project's geotechnical report and/or the City Engineer, typically to minimize surface flows from descending more than 30 feet uninterrupted over reconstructed cut or fill slopes. "J-ditches" shall be designed to have no ditch running vertically downslope. Sub-surface drains, coupled with overload releases to open space swales, shall be used where "J-ditches" cannot feasibly end at streets. Erosion control measures, including replacement of topsoil on cut/fill slopes, artificial erosion control (mats and other fabric matting, etc.), and hydroseeding appropriate for the future landscape plan, shall be used to minimize the "J-ditches" required.
- (5) Lot 19 shall have its house set back from the Vineyard trail sufficiently to not require reconstruction of the slope bank along this lot-trail boundary.
- (6) All open space area graded slopes shall undulate and vary in slope and contour so as to appear natural.
- (7) The grading scheme just southerly of Lot 6 shall be modified to grade cross-slope to daylight near the existing swale, minimizing the 460-foot to 450-foot northerly trending graded slope shown in the exhibit.

d. Landscape Plan

The proposed landscape plan shall be modified as follows:

- (1) The number of trees along the Vineyard trail shall be substantially reduced, instead planting several clusters of native oaks; final plans shall be a part of the Vineyard Trail landscape plan and installed by others.
- (2) The final grading plan shall strive to save those oak trees along the Vineyard trail which are located at the toe of slope; an arborist's recommendation should be sought given the final grading plan configuration.
- (3) The number of native trees at the fence line of Lots 1-5 and alongside the eastern edge of "A" Street opposite Lots 12-16 shall be increased in order to create a more informal, undulating edge condition. The number of 36-inch box size trees shall be increased to a minimum of two per lot frontage.

Trees selected to be compatible with back yard use and of an installed height of 12-15 feet shall be planted along the hinge point of the graded rear yard areas of Lots 1-5 and in the front yards of Lots 12-16, the goal to provide significant, immediate defusing of views of the one-story homes from locations to the east (new Vineyard Avenue, Stanley Boulevard).

- (4) Trees shall be planted behind Lots 6-10 in the common area, along the lower, westerly side of the Chrisman driveway, and behind homes on Lots 11 and 13-16 with a goal of providing immediate backdrops to these houses.
- (5) Large trees shall also be planted between the houses on Lots 1-5 and 12-16 to soften the house edge effect; these shall be located so as to minimally interfere with future homeowner use of side yard areas with the intent being to have these trees remain long term.
- (6) Shrubs and trees shall be planted within the wildlife corridor created opposite Lots 17-19 which are appropriate to large and small animal passage.
- (7) Shrubs within the 3:1 regraded areas shall be minimized, installed generally only within the wildlife corridor and to soften/screen retaining walls visible from "A" Street and at project entries.
- (8) All landscaping designed to have a screening function shall be subject to final review and approval by the Planning Director. Modifications to the final landscape plan may be required by the Planning Director at the time of actual planting in order to ensure that the trees as delivered and planted achieve the screening function desired.
- (9) The deer cages installed around the initial planting shall be modified to a minimum height of six feet.
- (10) The shrub, groundcover, and vine species shall be modified to include several native deer-resistant varieties.
- (11) The final landscape plan shall include additional trees within the homeowners' association buffer zone lying southerly of Lot 6.
- (12) The wire fence between the Chrisman remainder parcel and the homeowners' association parcel located behind Lots 6-10 shall be extended northerly across the Chrisman driveway and extend downslope to intersect the existing fence along the Berlogar driveway, the final location of which shall be reviewed and approved by the Planning Director.

- e. **Building Architecture**
- (1) The proposed buildings shall be modified to incorporate the recommendations included in the excerpt from the October 26, 2000 letter from Turnbull Griffin & Haesloop Architects. Final review and approval shall be made by the Planning Director prior to issuance of building permits.
 - (2) Painted surfaces of the primary wall areas of the buildings shall be a minimum of 40 percent on the gray scale.
 - (3) Garage doors should be painted predominantly in the same wall color unless the garage doors are not visible from off-site. Trim on garage doors is acceptable.

Caretaker's Unit

6. The caretaker's unit site shall be as shown on the development plan. Prior to its development, the site shall be determined to be acceptable as a result of a focused geotechnical study of the site and access road. The unit shall be subject to design review by the Planning Commission. When sited, it shall provide room for a 20' access road to pass it in order to connect the planned EVA to the Konig property. Landscaping appropriate to its setting shall be included.

Second Units

7. This PUD Development Plan approval shall function as a conditional use permit for the second units which may be constructed at the time of initial construction, as shown on the Apperson LDR house plotting plan. The following requirements shall apply:
 - a. Only one (1) residential unit on the subject property may be rented. The other unit shall be owner-occupied. The dwelling's owner shall be signatory to any lease for the second unit. The second unit shall be occupied by no more than two (2) adults, although there shall be no limit on the number of children. The project developer shall prepare a deed restriction to this effect for these lots and shall submit it to the City Attorney for review and approval prior to recordation of the first final subdivision map.
 - b. In no case shall the second unit be sold, subdivided, or held under different legal ownership from the primary residence.
 - c. One (1) off-street parking space shall be made continuously available to the occupant(s) of the second unit for parking. In the event that the occupant(s) of the second unit own and operate more than one (1) auto, all vehicles shall be accommodated on-site.

- d. The project developer shall install address signs that are visible from the street, clearly indicating that two (2) separate units exist on the parcel. The project developer shall obtain the new street address for the second unit from the Planning Department.

The second units for these lots shown on the house plotting plan shall constitute the only second units approved with this PUD Development Plan. Any future second unit located on another lot covered by this PUD Development Plan approval shall be required to secure a Conditional Use Permit following the applicable review/approval procedures specified in the Pleasanton Municipal Code.

Hillside Residential/Open Space Lots

8. The “designated development area” for the Chrisman and Berlogar lots shall be the area delineated by the dashed lines on their respective “Development Area” exhibits.
9. An agricultural/open space easement covering the non-designated development areas of the Chrisman lot in favor of the City, as grantee, and the South Livermore Valley Agricultural Land Trust, as third party beneficiary, shall be recorded with the first final map for this project. Final approval of the easement language shall be required by the City Attorney prior to recordation of the final map.
10. A site-specific Open Space Management Plan shall be prepared for the Chrisman and Berlogar lots prior to the approval of the tentative map. The plan shall address agricultural operations, open space maintenance, and wildlife and vegetation preservation needs. The plan shall also include a Wildland Fire Protection Plan component. These shall be reviewed and approved by the Planning Commission prior to approval of the tentative map. Those areas of the Berlogar property outside the LDR area and the HOA parcels may be omitted from this plan at this time.
11. City water and sewer service shall be required for the Chrisman, Berlogar, and caretaker’s units. Existing wells may be maintained for irrigation and animal husbandry purposes. Irrigated agriculture, such as vineyards, shall use well water exclusively unless the City agrees to allow City water to be used for that purpose. All water use, whether City water or well water, shall be conserved. No well water from existing wells shall be used within LDR-designated lots or homeowners’ association-maintained open space.

12. To improve emergency access, reciprocal access easements shall be granted for EVA purposes over the Chrisman and Berlogar access roads, and a connecting road from the unimproved road above the Berlogar vineyard to the Chrisman driveway shall be constructed in conjunction with the reconstruction of the Chrisman driveway. This EVA may be gated so long as the Fire Department has satisfactory access. The location, width, and surface of this road shall be generally shown on the tentative map, the intention being to provide an all-weather, non-paved, surface capable of providing interim emergency access. In addition, the Chrisman parcel shall grant on the final map an offer of EVA access over the connecting roadway to the Brozosky driveway, to be perfected at such time as the Brozosky property subdivides and grants the Chrisman's a reciprocal EVA access over the Brozosky driveway. This access shall also be shown on the tentative map.

Project Phasing

13. Any proposed phasing of this development shall be depicted on the tentative map and shall include a narrative explaining any proposed phasing. Unless a phasing plan for improvements is approved by the Planning Director, the applicant shall complete all of the on-site improvements at one time.
14. The preliminary design plans for the planned Old Vineyard Avenue public trail shall be approved by the City Council before issuance of the first building permit for this project.
15. All off-site infrastructure improvements required by the Vineyard Avenue Corridor Specific Plan for development of the project site shall be designed and included in an approved improvement agreement prior to approval of the in-tract final map. In addition, an improvement agreement for the construction of the full loop road around the school site must also be in place, whether as part of the project's improvement plans or in separate agreements, prior to approval of the final map.

Local Worker Purchasing Incentive

16. When the project developer is ready to sell the first phase of residential units, the project developer shall undertake a marketing campaign targeted at persons who work within the City of Pleasanton. This campaign may include, but is not limited to:

- a. working in conjunction with the Pleasanton Chamber of Commerce, Downtown Association, and other business group(s) to disseminate information regarding the availability of residential units;
 - b. contacting large employers (100+ employees) located within the City and working with their Human Resources Department to provide information about the availability of the residential units; and
 - c. holding for persons who work in the City of Pleasanton pre-sale open houses.
17. During the course of selling the residential units in each phase of the subject project, the project developer may become aware that there a more qualified, potential buyers than residential units available for sale. The surplus of buyers may be manifested in that the number of persons who have signed interest cards, placed deposits on future units, or have written names on waiting lists exceeds the number of units to be released for sale. When such a "surplus of buyers" situation occurs, the developer shall grant preferences, to the extent legally permitted, to those qualified, potential buyers who are employed within the City of Pleasanton. Such preferences may include, but are not limited to:
- a. higher priority on waiting lists; and
 - b. pre-release open houses.

Disclosures

18. A statement disclosing the RMC Lonestar facility as a noise source shall be prominently displayed in the tract sales office for this development.
19. The recorded deed of sale for all lots covered by this PUD Development Plan approval shall include the following:
 - a. A clause which states that the property is in an area subject to noise, dust, and vibration levels from gravel harvesting and processing and that the City of Pleasanton is not liable for possible damages due to such impacts.
 - b. The recorded deed of sale shall include a noise/dust/vibration easement.
 - c. A disclosure statement shall be provided to prospective purchasers and tenants by lot owners, developers, and future successors in interest providing full disclosure of the potential future mining operations within the Specific Plan Area.

- d. The recorded deed of sale for all lots shall include a disclosure statement indicating the close proximity of the Vineyard Avenue Corridor Specific Plan area to the Livermore Municipal Airport and of possible impacts to homes due to aircraft overflights.
- e. A disclosure statement describing the planned use and construction of the Old Vineyard Road right-of-way for public trail uses.
- f. A disclosure stating that the East Bay Regional Park District operates Shadow Cliffs Regional Recreation Area, a regional recreation facility, and that the buyer recognizes that the activities that take place in the "Regional Recreation Area" may result in noise, odors, dust, traffic or other conditions that may affect the lots covered by this PUD Development Plan.
- g. A disclosure on all lots regarding the possible installation of an underground, 230 kilovolt electrical transmission line in the right-of-way of old or new Vineyard Avenue.

Wording for these clauses and/or disclosures shall be submitted to the City Attorney for review and approval before City Council approval of the first final subdivision map for this development and shall be recorded over the project site by separate instrument.

20. On Lots 1-19, the recorded deed of sale for all these lots shall include the following statement to be signed by the future homeowner stating that:

"You are hereby advised that this property is located near land zoned and/or used for agricultural purposes. Agricultural use is defined as including, but not limited to, day and night-time activity relating to livestock grazing, the keeping of livestock, the growing and processing of agricultural crops, and any commercial agricultural practices performed as incidental to or in conjunction with such operations. Some of the impacts associated with agricultural use include, but are not limited to, noise, odor, dust, chemicals, refuse, waste, unsightliness, use of agricultural equipment, and traffic. Permitted agricultural pursuits conducted in accordance with good practice and maintenance are not deemed by the City of Pleasanton to be a nuisance."

Building and Site Design Requirements

21. The project developer shall implement the "green building measures" listed under the "Centex Homes Green Home Building Proposal," updated March 9, 2001, with the design and construction of all of the homes covered by this approval. The project developer may modify these measures, e.g., add

new measures, or change existing measures if there are other, more effective measures, which can feasibly be done. Additionally, the project developer shall work with City staff to prepare a summary report of the effectiveness of implementing the selected components, including, as feasible, the costs and benefits of each component. This report shall be prepared following construction of seventy-five percent (75%) of the project units, with actual energy use data from occupied units, if possible, which shall be forwarded to the Planning Commission for its review.

22. The project developer shall provide to the buyers of the houses covered by this approval, photovoltaic systems as an option. With the building permit plan set, the project developer shall show the installations for each of the buildings covered by this approval, to the satisfaction of the Planning Director, before issuance of a building permit.
23. The project developer shall implement the following measures with the construction of the structures covered by this approval so that the owners can install roof-mounted photovoltaic systems in the future:
 - a. Electrical conduit and cable shall be installed from the roof/attic areas to the buildings' main electrical panels.
 - b. Roof trusses shall be "engineered" to handle an additional load of five pounds (5 lbs.) per sq. ft. beyond that anticipated for roofing.
 - c. An area shall be provided near the electrical panel for the "inverter" required to convert the direct current output from the photovoltaic panels to alternating current.
 - d. A bi-directional electrical meter shall be installed.
 - e. The roof shall be designed with built-in attachment points and/or other methods, as determined by the Planning Director, to best allow a simple retrofit of solar panels after the initial construction.

These measures shall be shown on the building permit plan set submitted to the Planning Director for review and approval before issuance of the first building permit. The project developer shall provide to the future homebuyers the necessary information delineating the means by which photovoltaic panels can be applied to the roofs of the structures covered by this approval. This information shall be submitted to the Director of Planning for review and approval prior to occupancy of the first unit.

24. The project developer shall work with the Planning staff and with representatives of the Sacramento Municipal Utility District to develop a program for the bulk purchase of photovoltaic panels/equipment for this project. This information shall be brought back to the Planning Commission for its review with the tentative subdivision map.
25. Private yard lighting shall be designed, installed, and controlled so as not to be conspicuous to off-site locations. No bright lights illuminating yard areas for nighttime activities shall be allowed. These restrictions shall be incorporated into the project CC&Rs.
26. The project developer shall post address numerals on the building so as to be plainly visible from all adjoining streets or driveways during both daylight and night time hours.
27. Approved building materials and colors shall be stated on the plans submitted for issuance of building permits.
28. The homes covered by this approval shall be constructed to encourage telecommuting by providing as an option telecommunications infrastructure consistent with state-of-the-art methods, e.g., cabling for DSL service, wiring for total room access, etc. The project developer shall submit with the first building permit application those measures included in the home construction for review and approval by the Planning Director before issuance of the first building permit.
29. Only natural gas burning fireplaces or USEPA-approved wood/pellet burning stoves shall be permitted in the proposed houses.

Existing Trees

30. No trees shall be removed other than those specifically designated for removal in the "Tree Replacement Plan." The project developer shall post cash, letter of credit, or other security satisfactory to the Planning Director in the amount of five thousand dollars (\$5,000) for each tree required to be preserved, up to a maximum of twenty-five thousand dollars (\$25,000). This cash bond or security shall be retained for one (1) year following acceptance of public improvements or completion of construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged.

31. Construction of the proposed project could result in the disturbance of active raptor nests, which are protected under California State Fish and Game (CSFG) Code Section Code Section 3503.5. If grading is to begin during the raptor nesting season (February 1 to August 31), a focused survey for raptor nests shall be conducted by a qualified biologist during the nesting season. The survey shall be conducted no less than fourteen (14) days, and no more than thirty (30) days, prior to the beginning of grading and/or tree removal. If nesting raptors are found during the focused survey, no grading or tree removal shall occur within five hundred feet (500' 0") of an active nest until the young have fledged – as determined by a qualified biologist – or until the project developer receives written permission from CSFG personnel to proceed. The written findings of the biologist shall be provided to the Planning Director within thirty (30) days of the start of grading.
32. The project developer shall submit the improvement plans, tract grading plans, and building permit construction plans to Ralph Osterling Consultants, Inc. for review in order to determine that site-specific measures required to preserve the existing trees designated for preservation during construction are being implemented with the plans. The consultant's comments shall be submitted to the Planning Director and to the City's Landscape Architect and shall be incorporated onto the final site plans, grading plans, improvement plans, etc., prior to issuance of a grading, on-site, and/or building permits. No tree-trimming and/or pruning would occur unless supervised by a horticultural consultant.
33. The project developer shall arrange for the consultant to conduct a field inspection of the construction site(s) prior to issuance of grading permits to ensure that all pre-construction recommendations have been properly implemented. The consultant shall then certify in writing to the Planning Director that the recommendations have been followed prior to start of construction.
34. For the existing trees that would be located on private lots, the project developer shall record a disclosure/deed restriction on the lot stating that the existing trees on these lots are to be preserved and maintained by the homeowner. The disclosure/deed restriction shall state the measures to be employed by the homeowner to preserve these trees, e.g., not planting turf beneath the drip line/canopy of an existing oak tree. The disclosures/deed restriction shall also describe the permit procedures for removing any existing tree. The

disclosures/deed restrictions shall be submitted to the City Attorney and to the Planning Director for review and approval before recordation.

35. At the tentative map stage, the value of the heritage trees to be removed, not including orchard trees, shall be appraised and shall be paid to the City's Urban Forestry Fund at the time of recordation of the Final Subdivision Map.

Landscaping and Irrigation System Design and Operation

36. The project developer shall provide root control barriers and four inch (4") perforated pipes for parking lot trees, street trees, and trees in planting areas less than ten feet (10' 0") in width, as determined necessary by the Planning Director at the time of review of the final landscape plans.
37. Tree size used in the project shall vary from five (5)-gallon size to 48-inch box or larger trees. Larger trees shall be supplemented by faster growing small-sized trees. Any tree smaller than 24-inch box size shall be planted with a deer protection mechanism approved by the project landscape architect. The final number of trees of each size shall be stated on the final landscape plan and shall at a minimum meet the Specific Plan's tree replacement requirements.
38. The project developer shall submit detailed landscape and irrigation plans, subject to the review and approval of the Planning Director and City Landscape Architect, as part of the improvement plans. These plans shall include a street tree planting plan and landscape plans for all street rights-of-way, landscape trails and berm areas, open space areas, and landscape screening. The irrigation plan shall provide for automatic controls. Said landscape plan shall be consistent with the approved landscape plan plus any conditions of approval, and shall be detailed in terms of species, location, size, quantities, and spacing.
39. Restrictions minimizing the use of herbicides for the future landscaping in the proposed development shall be submitted for the review and approval of the City Landscape Architect prior to the approval of the final improvement plans. These restrictions shall be listed in the project CC&Rs. Additionally, the homeowners association shall be responsible for ensuring that these restrictions are followed for the maintenance of the open space areas and association-maintained areas.

40. Any retaining wall visible from a street or off-site shall be finished with a stone facing consistent with other project architectural features.
41. A final fencing plan conforming to the conceptual fencing plan shall be submitted for review and approval by the Planning Director with the subdivision improvement plans.

Project-Related Fees

42. The developer shall pay any and all fees to which the property may be subject prior to issuance of building permits. The type and amount of the fees shall be those in effect at the time the building permit is issued.
43. With recordation of the first final map covering the project, the project developer shall pay to the City of Pleasanton fees for City distribution to the South Livermore Valley Agricultural Land Trust. The fees shall be calculated based on a one-to-one (1:1) ratio between the cost per acre for agricultural easements to the Land Trust and the net acreage of potentially cultivable soils located on lands having less than a twenty-five percent (25%) slope grade being developed, in accordance with the methodology established in the South Livermore Specific Plan.
44. The project shall be subject to the fees associated with the Vineyard Avenue Corridor Specific Plan Financing Program. The project developer shall be entitled to credit, and reimbursement (if entitled), for common infrastructure installed as specified in the Financing Program.
45. The project developer shall work with the Pleasanton Unified School District and the City Planning Director to develop a program, in addition to the school impact fees required by State law and local ordinance, to off-set this project's long-term effect on school facility needs in Pleasanton. This program shall conform to the "Principles of Agreement" signed by the City, Pleasanton Unified School District (PUSD), and developer. The final, signed agreement shall be in place prior to approval of the final map. In no event shall construction commence unless the above final agreement has been approved by the developer and PUSD.
46. Prior to issuance of a building permit, the project developer shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the project

developer shall pay any applicable Dublin San Ramon Services District (DSRSD) sewer permit fee.

47. This project is subject to its fair share of the cost of Fire Station No. 4 (Ruby Hill) and reimbursement shall be made as specified in the adopted Reimbursement Agreement between Signature Homes and the City of Pleasanton

Miscellaneous Environmental Requirements

48. Prior to the demolition of any existing structure located on the subject properties, the project developer shall have the structures examined for the presence of bats; if found, the developer shall prepare an appropriate mitigation plan for review and approval by the Planning Director prior to any demolition work.
49. Prior to the demolition of any existing structure located on the subject properties, the project developer shall have the structures examined for the presence of lead, lead-based paint, and/or asbestos by a qualified environmental professional. If lead and/or asbestos are found to be present, demolition of these structures shall be conducted in accordance with the applicable requirements of the California Department of Industrial Relations (Cal-OSHA) for lead, and Cal OSHA and the Bay Area Air Quality Management Board (BAAQMD) for asbestos. The project developer shall provide to the Planning Director a follow-up report within thirty (30) days after demolition of the structures is completed.
50. The project developer acknowledges that the City of Pleasanton does not guarantee the availability of sufficient sewer capacity to serve this development by the approval of this case, and that the project developer agrees and acknowledges that building permit approval may be withheld if sewer capacity is found by the City not to be available.
51. This approval does not guarantee the availability of sufficient water to serve the project. The City shall withhold building permits for the project if at the time building permits are applied for, mandatory water rationing is in effect, unless the City has adopted a water offset program and unless the project developer is participating in the program. Notwithstanding the project developer's participation in such a program, the City may withhold building permits if the City determines that sufficient water is not available at the time of application of building permits.

52. To the extent the requirements of the Vineyard Avenue Corridor Specific Plan and adopted mitigation measures of its Final Environmental Impact Report are not specifically addressed in the development plan and these conditions, they shall be incorporated herein by this reference and shall be implemented as the project develops.

Private Improvements and Maintenance

53. The HOA "Landscape Management Plan" shall be modified to provide for a mechanism for property owner maintenance of the following:
- a. The landscaping lying within the owners' association land surrounding Lots 1-16, including the wildlife corridor.
 - b. Street trees within the "A" Street right-of-way.
 - c. All landscaping up to the Vineyard trail hardscape, including that within the existing right-of-way.
 - d. Fencing located along rear property lines and at the Chrisman-owners' association buffer boundary and Berlogar-owners' association buffer boundary.
 - e. The "J-ditches," overflow swale by Lot 16, and any other private storm drainage facility.

The LDR properties (Lots 1-19) shall comprise the owners' association responsible for this maintenance. The Chrisman and Berlogar remainder lots shall not be included.

54. A maintenance agreement or other instrument satisfactory to the City Attorney shall be prepared to ensure that the Berlogar-Chrisman EVA will be adequately maintained. The contribution of these lots towards maintenance of this EVA shall be established, with the concurrence of the Planning Director, prior to filing the final map.
55. The Berlogar and Chrisman private roads shall be maintained by their respective property owners in a paved condition satisfactory to the Fire Marshall at all times. In the event gates are desired on these roads, they shall be designed and maintained to afford ready Fire Department access, as determined by the Fire Marshall. Final approval of any gate design/location shall be made by the Planning Director prior to installation.
56. The project developer shall provide a bond to the City guaranteeing the installation of all common open space and recreational improvements, private streets, street trees, and all common infrastructure improvements shown on the approved development plan or otherwise required as part of

this development. The project developer shall provide an itemized cost estimate of said improvements, to be submitted with the bond, for the review and approval the Planning Director prior to approval of the final map. The bond shall be returned to the project developer upon acceptance of said improvements by the Planning Director.

57. With the final subdivision map, the project developer shall set forth the common open space/ maintenance areas of the proposed development and maintenance responsibilities. The project developer shall record CC&R's at the time of recordation of the final map which shall create a property owners association for the development. The CC&R's shall be subject to the review and approval of the City Attorney prior to recordation of the final map. The property owners association shall be responsible for the maintenance of all private utilities, and other common areas and facilities on the site. The City shall be granted the rights and remedies of the association, but not the obligation, to enforce the maintenance responsibilities of the property owners association or other vehicle created to provide such maintenance.

Building Permit Review

58. All dwelling units in the development shall be constructed to meet Title 24 state energy conservation requirements.
59. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Department will issue permits.
60. The project developer shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton. These plans shall be approved by the Director of Building Inspection prior to the issuance of a building permit. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities. Specific items to be indicated on the site development plan necessary to construct the improvements are to be in accordance with the City of Pleasanton Private Development Design Guidelines adopted April 15, 1986.
61. All retaining walls higher than four feet (4' 0") from the top of the wall to the bottom of the footway shall be constructed of reinforced

concrete or shall be an approved crib wall type. Calculations signed by a registered civil engineer shall accompany the wall plans.

62. The project developer shall submit plot plans for each of the residential lots showing building setbacks and a topographic plan showing grading and drainage. Pad elevations, finish floor elevations, retaining walls, easements, maximum height of the highest structure, and the front, rear, and side yards are to be indicated on the plan. Plans for custom lots are to be signed by a registered civil engineer. All residential plot plans shall show compliance with Sections 2907(d) and 70012(d) of the Uniform Building Code.
63. The project developer shall submit two (2) copies of the site soils report to the Director of Building Inspection for third party peer review and shall pay for such review at the time specified by the Director, but in all cases before the issuance of a grading permit.
64. The project developer shall submit record tract grading plans showing:
 - a. the elevation of all four (4) corners of the lot as well as the center of the lot;
 - b. all top and toe of slope elevations, and
 - c. the top and toe of all retaining wall elevations.
65. The record grading plan is to be submitted to the Director of Building Inspection before the first house final.
66. The soils engineer shall certify the pad compactions of all lots containing fill to the satisfaction of the Director of Building Inspection prior to the issuance of building permits.
67. Building and situs plans are to be submitted to the Building Department on computer disk in a format approved by the Director. Digitized information shall be submitted before requesting a final inspection and should reflect as-built situs and architectural information as approved by the Director.
68. All initial site improvements and house construction activities shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. All construction equipment must meet Department of Motor

Vehicles (DMV) noise standards and shall be equipped with muffling devices.

69. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or sleeping quarters on the construction site. All such vehicles shall be removed from the site at the end of each work day.
70. Final inspection by the Planning Department is required prior to occupancy.
71. If archeological materials are uncovered during grading, trenching, or other on-site excavation, all work on site shall be stopped and the City immediately notified. The county coroner and the Native American Heritage Commission shall also be notified and procedures followed as required in Appendix "K" of the California Environmental Quality Act (CEQA). A similar note shall appear on the improvement plans.
72. Portable toilets used during construction shall be kept as far as possible from existing residences and shall be emptied on a regular basis as necessary to prevent odor.
73. Except as otherwise specifically addressed in these conditions, the construction stage mitigation measures included in Section IV.F. of the Specific Plan (pp 48-56) shall be incorporated herein and shall be followed as the project develops.

Police Department Requirements

74. The area of the development shall be tested for strength and clarity of signal to and from the area for City emergency services communications including, but not limited to, City eight-hundred megahertz (800 mgh) trunked radio, Livermore-Pleasanton Fire Services radio, Alameda County eight-hundred megahertz (800 mgh) trunked radio, CLEMAR/ Police Dispatch, and the current police mobile data system, unless waived by the Police Department, City of Pleasanton. Expert opinions may be required in anticipation of communications difficulties inside or around large structures. If less than acceptable communications are found or are projected, the project developer shall submit a mitigation program to the satisfaction of the Police Department prior to approval of the final

map, and shall complete the approved mitigation at its expense as part of the project's initial phase.

Fire Department Requirements

75. The project developer shall meet all requirements of the Pleasanton Fire Code (Pleasanton Municipal Code, Chapter 20.24).
76. The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
77. Prior to any construction framing, the project developer shall provide adequate fire protection facilities, including, but not limited to surface roads, fire hydrants, and a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire. When alternate methods of fire protection are approved by the Fire Chief, this requirement may be waived or modified. Proposed alternative methods of fire protection shall be submitted in writing to the Fire Chief prior to any framing construction. Work on the alternative fire protection methods shall not begin until approved by the Fire Chief.
78. The Fire Chief and the City Engineer shall approve the number, type, and location of all public fire hydrants.
79. All new houses (Lots 1-19 and the caretaker's unit) shall be equipped with an automatic sprinkler system meeting the specifications of the Fire Marshall. For houses using water booster pumps, a satisfactory method of providing fire flow when the pump is inoperative (e.g., on-site water tanks) shall be included in the project.
80. All curbs located within a seven foot, six inch (7' 6") radius of a public/private fire hydrant shall be painted red, unless modified by the Fire Chief. Blue street "hydrant markers" shall be installed for all fire hydrants per City of Pleasanton Standard Specifications.
81. All public and private driveways designated as fire lanes by the Fire Chief shall be maintained in accordance with Articles 9 and 10 of the Uniform Fire Code, which permits towing vehicles illegally parked on the fire lanes. Fire lane curbs shall be painted red with "No Parking, Fire Lane, Tow Away Zone" or "No Parking, Fire

Lane, Tow Away Zone" signs shall be installed as required by the Vehicle Code.

82. At the time of sale, the developer shall give homeowners notice of the availability of the City's Fire Safety Inspection Program and shall encourage their participation in this program.

Engineering Requirements

83. The typical street sections shall be revised to include an eight foot (8' 0") wide Public Service Easements (PSE). In areas where there is no sidewalk, the eight foot (8' 0") easement shall be measured from the back of curb. Unless otherwise approved by the City Engineer the first five feet (5' 0") of the easement shall be graded at a two-percent (2%) grade towards the street. This change shall be shown on the tentative subdivision map submitted for review and approval by the Planning Commission.
84. The water and gravity sanitary sewer mains shall be public and maintained by the City. There shall be individual sanitary sewer and water laterals to each dwelling unit. There shall be a two-way clean-out on the gravity sanitary sewer lateral located at the back of the Public Service Easement. The lines to the Chrisman house shall be private laterals. The lines to the Berlogar house and caretaker's unit shall be private unless the City Engineer agrees to public facilities up to the anticipated location of the two additional hillside residential lots (near the proposed water booster pump location).
85. All streets designed to have no parking on one or more sides shall be posted in accordance with State law to advise of the "no parking" restrictions.
86. The curb returns shall be as follows:
- a. In-tract, face-of-curb returns shall be 25-foot minimum.
 - b. Notwithstanding the above, all turns (including those into the two private roads) shall be designed and constructed to allow the safe maneuvering of fire trucks, moving vans, etc.
87. All roof leaders shall be connected to the street gutter unless otherwise approved by the City Engineer.
88. The existing septic tank and leach field used by the existing houses located on the property shall be abandoned per Alameda County Health Department regulations.

89. Unless used for landscape/vineyard irrigation, the existing wells located on the property shall be abandoned per Zone 7 standards.
90. All subdrains shall have clean-out installed at the beginning of the pipe. The bottom of the pipe shall terminate in a storm drain or other storm drain outfall, subject the approval of the City Engineer. The project developer's engineer shall submit a final subdrain location map to the City Engineer prior to the City's acceptance of the Public Improvements. It shall be the responsibility of the homeowner to relocate the subdrains if, during the excavation of a pool or other subsurface structure, the subdrains are encountered. All lots covered by this PUD Development Plan shall have disclosures identifying the locations of the subdrains to the future homeowners. The disclosure shall be recorded over the lots by separate instrument with recordation of the final subdivision maps. The disclosure shall be reviewed by the City Attorney before recordation.
91. The perimeter of all building foundations and all retaining walls shall be designed with subdrains. Said drains shall be connected to the street gutter or other means determined to be acceptable to the City Engineer.
92. The project developer shall obtain all necessary State and Federal agency environmental permits before approval of the final subdivision map or, at the discretion of the City Engineer and Planning Director, the issuance of a grading permit.
93. The storm drainage from each lot shall be directed to the street or to an approved storm drain system in accordance with Sections 2907(b)(5) and 7012(d) of the 1988 Uniform Building Code unless otherwise approved by the Director of Building Inspection and the City Engineer.
94. Unless otherwise approved by the City Engineer, all fill and cut slopes shall be 3:1, horizontal to vertical; short cut slopes located between lots may be 2:1, horizontal to vertical if approved by the City Engineer and the project's Engineering Geologist.
95. With recordation of the final subdivision map, the project developer shall abandon all access rights to Old Vineyard Avenue. In addition, the trail shown traversing the Berlogar lot shall be offered for

dedication, contingent upon completion of trail links upslope and downslope, and a bond or other satisfactory mechanism to fund its construction shall be submitted for City review and approval prior to approval of the final map.

96. If required, the project developer shall construct transit shelters with trash receptacles at locations determined by the Planning Director and the City Engineer. The shelter and trash receptacle design shall be approved by the Planning Director prior to issuance of project building permits. An encroachment permit shall be obtained prior to installation. Lighting shall be provided if determined necessary by the City Engineer.
97. All utilities required to serve any existing or proposed development on-site shall be installed underground, unless otherwise determined by the City Engineer. Existing overhead lines serving existing houses shall also be placed underground unless otherwise approved by the City Engineer.
98. The project developer shall comply with the recommendations of the geotechnical report titled: "Design Level Geotechnical Report for Centex Homes, Vineyard Avenue," and the "Response to Peer Review" report, prepared by Berlogar Geotechnical Consultants, and all peer review recommendations. The project developer's geotechnical consultant shall review and approve all foundation, retaining wall, and drainage geotechnical aspects of the final development plans to ensure that the recommendations have been properly incorporated into the development. The consultant shall certify by writing on the plans or as otherwise acceptable to the Director of Building Inspection that the final development plan is in conformance with the geotechnical report approved with the project.
99. The project developer shall arrange and pay for the geotechnical consultant to inspect and approve all foundation, retaining, and wall and drainage geotechnical aspects of project construction. The consultant shall be present on site during grading and excavation operations. The results of the inspections and the as-built conditions of the project shall be certified in writing by the geotechnical consultant for conformance to the approved plans and geotechnical report and submitted to the City Engineer and Director of Building Inspection for review and approval prior to occupancy.

100. The project developer shall install street frontage improvements per Chapter 19.40.010 of the Pleasanton Municipal Code and to the satisfaction of the City Engineer. These improvements may include, but are not necessarily limited to, grading, curb and gutter, sidewalk, paving, storm drain, sanitary sewer, water facilities, street lighting, underground utilities, traffic control devices, landscaping, and automatic irrigation systems.
101. The project developer shall submit a refundable cash bond for hazard and erosion control prior to issuance of an Engineering or Building Department permit. The amount of this bond will be determined by the City Engineer.
102. The project developer shall dedicate to the City for street right-of-way purposes those parcels of land intended to be public streets.
103. The project developer shall grant an easement to the City over those parcels needed for public service easements (P.S.E.) and which are approved by the City Engineer or other easements, which may be designated by the City Engineer.
104. The design for the line, grade, and structural sections for the streets serving this development shall be subject to final review and approval by the City Engineer.
105. The project developer shall construct vertical P.C.C. curbs and gutters within this development unless otherwise approved by the City Engineer. When the sidewalk is adjacent to the curb and gutter, they shall be poured monolithically.
106. The haul route for all materials to and from this development shall be approved by the City Engineer prior to the issuance of an encroachment permit.
107. The project developer shall include erosion control measures on the final grading plan, subject to the approval of the City Engineer. The project developer is responsible for ensuring that the contractor is aware of such measures. All cut and fill slopes shall be revegetated and stabilized as soon as possible after completion of grading, in no case later than October 15. No grading shall occur between October 15 and April 15 unless approved erosion control measures are in place, subject to the approval of the Building Department.

Such measures shall be maintained until such time as permanent landscaping is in place.

108. The project developer shall submit a dust control plan or procedure as part of the improvement plans.
109. Storm drainage swales, gutters, inlets, outfalls, and channels not located within the area of a dedicated public street or public service easement approved by the City Engineer shall be privately maintained by the property owners or through an association approved by the City.
110. The design of the water supply and sanitary sewer systems shall be subject to the review and approval of the City Engineer.
111. Approval of the storm drainage system shall be subject to the review and approval of the City Engineer and Zone 7, as applicable, to determine that the system is adequate, connects to an approved point of discharge, meets any and all applicable requirements of the Alameda County Flood Control District - Zone 7, meets any and all applicable requirements of the Federal Emergency Management Flood Hazard Program, the California Department of Fish and Game, and meets the immediate and long-range requirements of this development and all upstream areas intended to be drained through this development.
112. Electric power distribution, gas distribution, communication service, Cable television, and any required alarm systems shall be installed underground in a joint utility trench.
113. The project developer shall be responsible for the installation of the street lighting system serving the development. The street lights shall be located only where necessary for public safety and shall be designed to minimize light and glare when viewed from off-site. The light pole design shall be submitted with the Tentative Subdivision Map application for review and approval by the Planning Commission. Approval for the number, and location of the poles shall be subject to the review and approval of the City Engineer.
114. Any damage to existing street improvements during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the project developer. This shall include

slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.

115. The project developer's contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.

Urban Stormwater Runoff Requirements

116. The project developer shall install a structural control(s), such as oil/water separator(s), sand filter(s), or approved equal(s) on the site to intercept and pretreat storm water prior to reaching the storm drain. The design, locations, and a schedule for maintaining the separator shall be submitted to the City Engineer/Director of Building Inspection for review and approval prior to issuance of building permits. The structural control shall be cleaned at least twice a year: once immediately prior to October 15 and once in January. The project developer shall enter into a maintenance agreement for the oil/water separator.
117. Bulk construction materials stored outdoors that may contribute to the pollution of storm water runoff shall be covered as required by the City Engineer and/or the Director of Building Inspection.
118. The project developer shall label all on-site storm drain inlets with the wording, "No Dumping -- Drains to Bay" using City-approved methods and materials. On-site storm drain facilities shall be cleaned a minimum of twice a year as follows: immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by the City Engineer/Director of Building Inspection.
119. Prior to the commencement of any clearing, grading, or excavation, the project developer shall submit a copy of the State Water Resources Control Board Notice of Intent (NOI) for coverage under the State Construction Storm Water General Permit.
120. All cut and fill slopes shall be revegetated and stabilized after completion of grading before October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the grasses are established before October 15. No grading shall occur between October 15 and April 15 unless approved erosion control/storm water quality measures are

in place, subject to the approval of the City Engineer/Director of Building Inspection. Such measures shall be maintained until such time as permanent landscaping is in place.

121. The project developer shall submit a construction Best Management Practices (BMP's) program for review and approval by the Planning Director prior to issuance of building and/or grading permits. These BMP's shall be implemented by the general contractor and all subcontractors and suppliers of materials and equipment. Construction site cleanup and control of construction debris shall also be addressed. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a stop work order.
122. The project developer is responsible for implementing the following measures during all construction phases of the project:
 - a. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water runoff pollution.
 - b. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked-on mud and dirt from these areas before sweeping.
 - c. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.
 - d. Create a contained and covered area on the site for the storage of bags, cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system through being windblown or in the event of a material spill.
 - e. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.

- f. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.

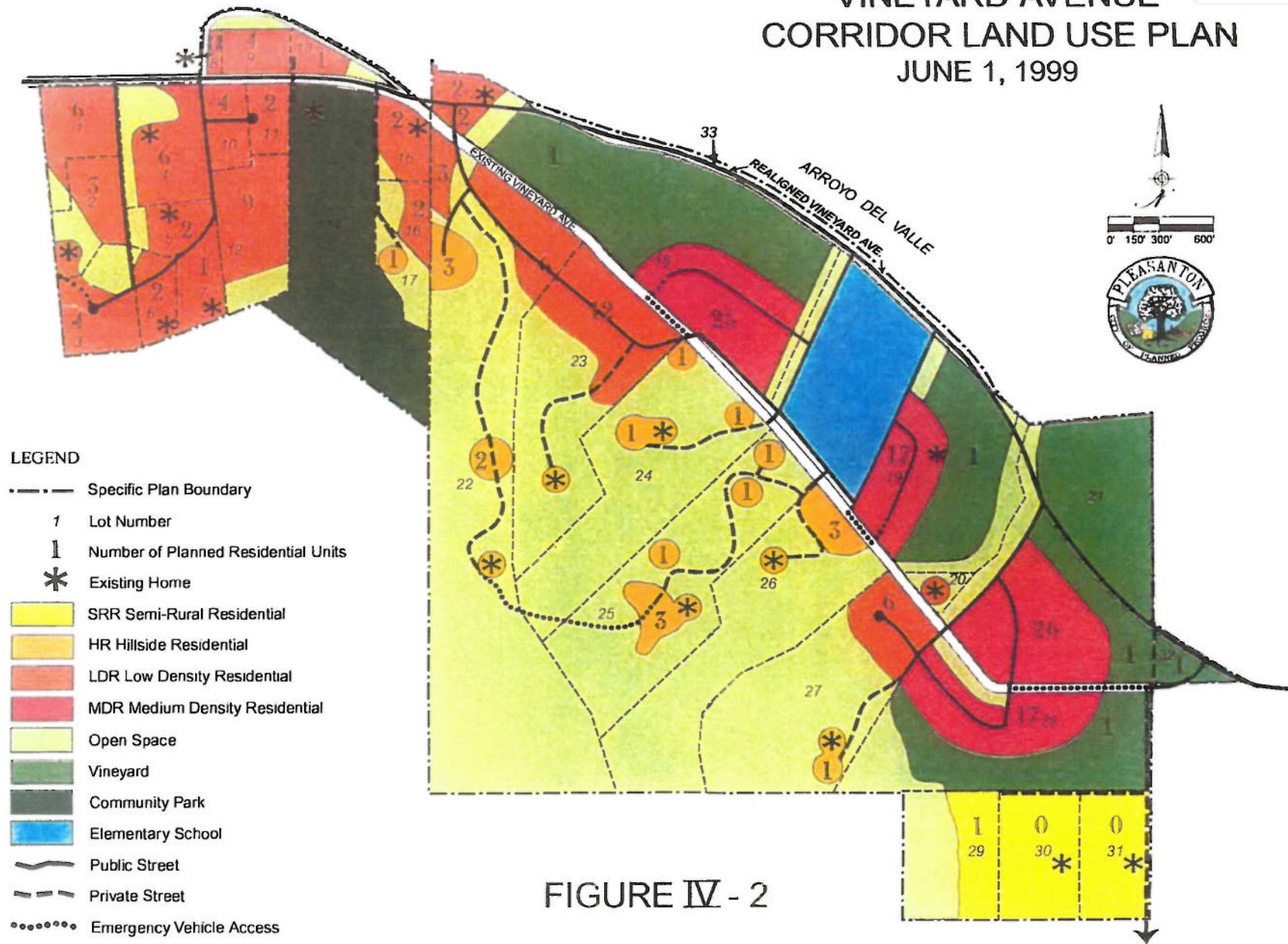
Development Plan Lapsing

123. This development plan shall be of no further validity and the project developer shall be required to submit the same or new development plan for City approval prior to development of the site in the event that the project developer fails to record a final map within two (2) years of this PUD Development Plan approval. Portions of the development plan not covered by a final map within two (2) years will have the development plan lapse as to that portion of the project.

Use of Joint Well

124. The Chrismans' use of the joint Brozosky-Chrisman well shall not generally interfere with the Brozoskys' ability to use the well water for domestic purposes; the parameters for establishing when the Chrisman use shall be curtailed shall be established by the Planning Commission at its review of the tentative map.
125. No well water from the joint well shall be used for dust control or other construction-related activities.

VINEYARD AVENUE CORRIDOR LAND USE PLAN JUNE 1, 1999



LEGEND

- - - Specific Plan Boundary
- 1 Lot Number
- | Number of Planned Residential Units
- * Existing Home
- Yellow SRR Semi-Rural Residential
- Orange HR Hillside Residential
- Red LDR Low Density Residential
- Dark Red MDR Medium Density Residential
- Light Green Open Space
- Green Vineyard
- Dark Grey Community Park
- Blue Elementary School
- Solid Line Public Street
- Dashed Line Private Street
- Dotted Line Emergency Vehicle Access

FIGURE IV - 2

